



### 2.1.1 Coverings

#### **DISCOLORATION/WATER STAINS**

Roof shingles were discolored, which can be caused by moisture, rust or soot. Recommend a qualified roofing contractor evaluate and remedy to ensure that roof and lashings are allowing water to drain properly.

#### Recommendation

Contact a qualified roofing professional.



### 2.1.2 Coverings

#### **TILES CRACKED/BROKEN**

Roof had cracked/broken shingles. Recommend a qualified roof contractor repair or replace to prevent moisture intrusion and/or mold.

#### Recommendation

Contact a qualified roofing professional.

### 2.2.1 Roof Drainage Systems

#### **DOWNSPOUTS DRAIN ON TO LOWER ROOF**

Downspouts should drain directly in to a gutter or on to the ground. Downspouts that drain on to another roof will, over time, accelerate the degradation of the roofing material and in many cases of asphalt singles, can void the manufacturers warranty.

#### Recommendation

Contact a qualified gutter contractor

### 2.3.1 Flashings

#### **CORRODED - MINOR**

Roof flashing showed signs of corrosion, but are still in working condition. Flashing should be monitored to prevent severe corrosion leading to moisture intrusion.

Recommendation  
Contact a qualified roofing professional.



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#### 2.4.1 Skylights, Chimneys & Other Roof Penetrations

### **SKYLIGHT WATER PENETRATION**

There are signs of previous water penetration at or near the skylight. Skylights, if not properly installed, are prone to leaking. Monitor the condition and if there is sign of leak then have the skylight repaired or replaced.

Proper flashing around the skylight is critical.

There was no sign of active leaks on the day of the inspection.

Recommendation  
Recommend monitoring.

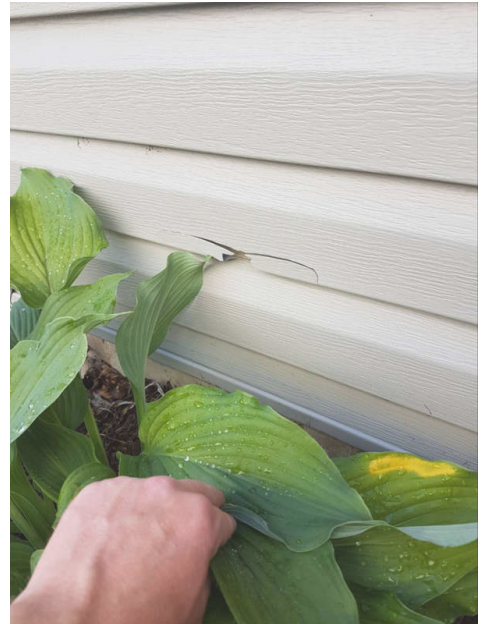
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#### 3.1.1 Siding, Flashing & Trim

### **MINOR SIDING DAMAGE**

Minor siding damage observed. Possibly from hail stones. Recommended monitoring for further damage to prevent possible water intrusion

Recommendation  
Recommend monitoring.



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#### 3.3.1 Walkways, Patios & Driveways

### **DRIVEWAY CRACKING - MINOR**

Minor cosmetic cracks observed. Cracks greater than 1/4 inch in throw can create a trip hazard. This crack had little to no throw and is not a safety concern

Recommendation  
Recommend monitoring.



### 3.4.1 Decks, Balconies, Porches & Steps

#### **LEDGER BOARD IMPROPERLY INSTALLED**

 Safety Hazard

The ledger board is partially missing and therefore not all of the deck width is attached to the building. This has caused the deck to sink at one corner in the deck. Recommend that the deck and/or ledger board be properly attached by qualified contractor, and the footing be brought to level with the other footings.

Recommendation

Contact a qualified deck contractor.



### 3.8.1 Window Wells

#### **DAMAGE**

West window well has pulled away from the foundation. Recommend a qualified professional to reattach in order to retain the earth away from the window.

Recommendation

Contact a qualified professional.



### 4.1.1 Ceiling

#### **GAS PROOFING COMPROMISED**

 Safety Hazard

Garage ceiling below living space has holes or gaps in drywall that should be sealed in order to ensure that off gassing from running vehicles etc cannot permeate in to the living space. Recommend 2 layers of mudding and taping to seal up such gaps.

Recommendation

Contact a qualified professional.



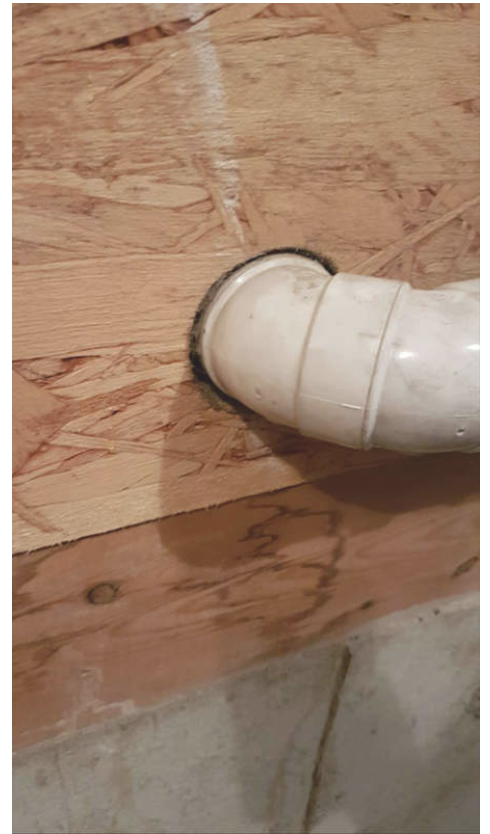
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#### 4.3.1 Walls & Firewalls

### **GAS PROOFING COMPROMISED**

 Safety Hazard

Recommendation  
Recommended DIY Project



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#### 6.3.1 Distribution Systems

### **RETURN AIR SYSTEM MISSING/INSUFFICIENT**

Return air registers were missing or insufficient. This can result in poor heating efficiency. Recommend a qualified HVAC contractor evaluate and remedy.

Basement has no return ducts other than the furnace itself drawing in combustion air. Upstairs bedroom also missing return duct.

Recommendation  
Contact a qualified HVAC professional.

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#### 7.1.1 Cooling Equipment

### **UNUSUALLY NOISY**

Compressor started and operated but unit was unusually noisy. Recommend licensed HVAC contractor evaluate.

Recommendation  
Contact a qualified HVAC professional.

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#### 8.11.1 Laundry Tub

### **LOOSE**

Laundry tub is not secured to anything. Recommend fastening to avoid damage to plumbing that is connected to it.



Recommendation  
Contact a qualified professional.

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#### 9.5.1 GFCI & AFCI

### **BAD GROUND OBSERVED**

Receptacle tested as having a bad ground.

Recommend a licensed electrician to evaluate

Recommendation

Contact a qualified electrical contractor.



#### 9.6.1 Smoke Detectors

### **REPLACE SMOKE DETECTORS**



Safety Hazard

I recommend replacing all smoke detectors upon move in, and installing detectors in all bedrooms.

Recommendation

Recommended DIY Project

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#### 9.7.1 Carbon Monoxide Detectors

### **RECOMMEND INSTALLATION OF CARBON MONOXIDE DETECTORS ON ALL LEVELS**



Safety Hazard

Recommendation

Contact a handyman or DIY project

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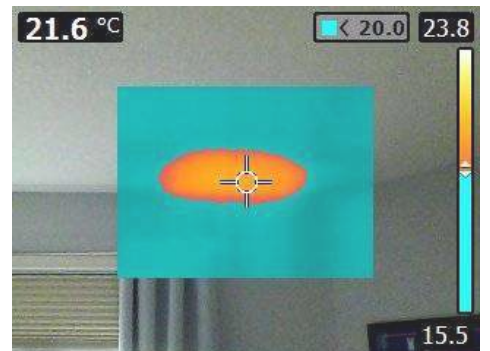
#### 10.1.1 Attic Insulation, Venting & Vapour Barriers

### **INCONSISTENT**

Appears to be missing insulation in north bedroom, according to my interpretation. Recommend qualified contractor to evaluate and remedy as needed, in order to minimize energy loss that may be occurring due to inconsistent insulation.

Recommendation

Contact a qualified insulation contractor.



## **RECOMMEND REGULAR CLEANING OF DRYER VENT**



Recommend regular cleaning to avoid lint build up. If lint is allowed to build up, a fire is possible as lint is highly combustible.

Recommendation

Contact a handyman or DIY project

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